074.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,700 / 932,700
					USE VALUE:	932,700 / 932,700
					ASSESSED:	932,700 / 932,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES RONALD F E & CAROL A
Owner 2:	
Owner 3:	
Street 1:	127 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 3430 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10800.000	411,100	800	520,800	932,700
Total Card	0.248	411,100	800	520,800	932,700
Total Parcel	0.248	411,100	800	520,800	932,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.91 /Parcel: 271.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46621

GIS Ref

GIS Ref

Insp Date 10/05/18

!6186!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,100	800	10,800.	520,800	932,700		Year end	12/23/2021
2021	101	FV	396,500	800	10,800.	520,800	918,100		Year End Roll	12/10/2020
2020	101	FV	396,500	800	10,800.	520,800	918,100	918,100	Year End Roll	12/18/2019
2019	101	FV	365,500	800	10,800.	520,800	887,100	887,100	Year End Roll	1/3/2019
2018	101	FV	365,500	800	10,800.	446,400	812,700	812,700	Year End Roll	12/20/2017
2017	101	FV	365,500	800	10,800.	416,600	782,900	782,900	Year End Roll	1/3/2017
2016	101	FV	365,500	800	10,800.	357,100	723,400	723,400	Year End	1/4/2016
2015	101	FV	306,800	900	10,800.	319,900	627,600	627,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:28:02

LAST REV

Date	Time
01/23/19	15:54:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6186

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10535-196		5/22/1964			No	No		N

USER DEFINED

Prior Id # 1:	46621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Info At Door	BS	Barbara S
2/20/2009	Meas/Inspect	189	PATRIOT
10/14/1999	Meas/Inspect	263	PATRIOT
10/5/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10800		Sq. Ft.	Site		0	70.	0.69	4									520,801						520,800	

Total AC/HA: 0.24793 | Total SF/SM: 10800 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 520,801 | Spl Credit | Total: 520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.01157022
Const Adj.:	1.00500000
Adj $ / SQ:	101.663
Other Features:	147000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558546
Depreciation:	147456
Depreciated Total:	411090

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

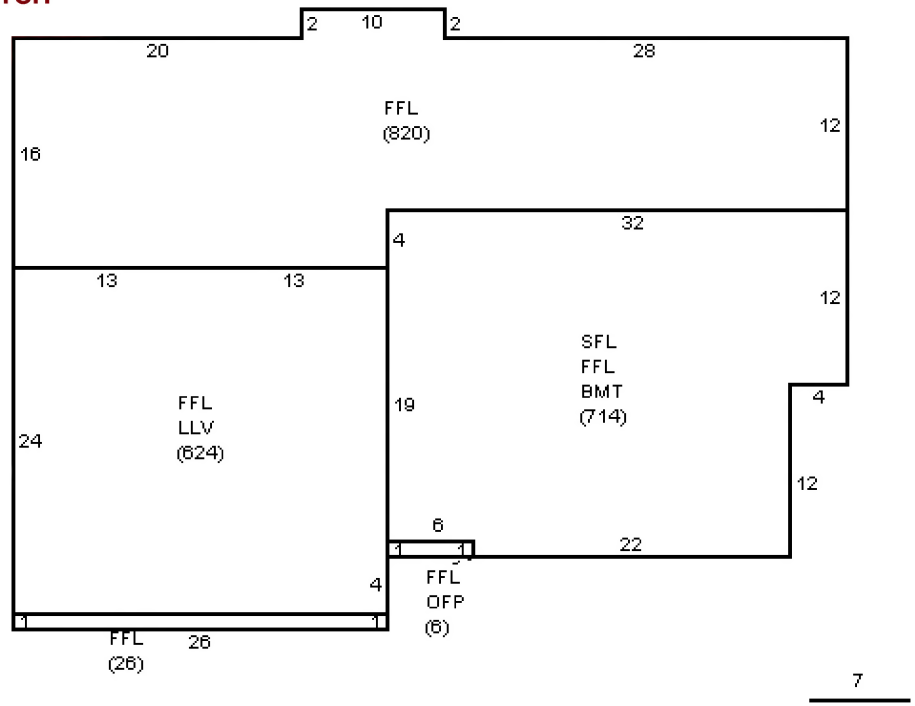
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	111.83
Special Features:	0	Val/Su Net:	96.77
Final Total:	411100	Val/Su SzAd	141.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,190	101.660	222,642
BMT	Basement	714	36.450	26,023
SFL	Second Floor	714	101.660	72,587
LLV	Lower Level	624	62.900	39,252
OFP	Open Porch	6	44.220	265

Net Sketched Area:	4,248	Total:	360,769
Size Ad	2904	Gross Area	4248	FinArea	3430
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	6X10	A	AV	1998	16.00	T	16.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc